

Board of County Commissioners

Agenda Request 35

Date of Meeting: January 11, 2005

Date Submitted: January 5, 2005

To: Honorable Chairman and Members of the Board
From: Parwez Alam, County Administrator
Kim Dressel, Management Services Director
Subject: Approval to Issue Request for Proposals for "Construction Manager At-Risk" Services for Renovations to the Bank of America Property (Tower and Annex Buildings)

Statement of Issue:

This agenda item seeks Board approval to issue a Request for Proposals (RFP) document in order to recruit a licensed general contractor to provide "Construction Manager At-Risk" services for performing the necessary renovations to Bank of America property (Tower and Annex buildings) (Attachment #1).

Background:

On October 12, 2004, the Board approved a long-term space allocation plan, which describes the future space allocations occurring between the Bank of America (BOA) property and Leon County Courthouse. Offices being relocated from the Courthouse to the BOA include the Guardian Ad Litem; Clerk Finance, Payroll, Human Resources, Marriage and Records; Tax Collector; Supervisor of Elections; and Property Appraiser. Preliminary space programming between Barnett Fronczak, staff, and the offices being relocated has begun, and relocations of the Property Appraisers' and Tax Collector's field staff and Public Defender staff have been readied through in-house construction resources. All of these moves, however, must be completed to open space in the Courthouse for the construction of additional courtrooms and hearing rooms – the central purpose for the space plan.

In order to deliver BOA renovations in a timely manner and within a controlled budget, staff recommends the County procure the services of a "Construction Manager At-Risk." An RFP for such services has been developed for the Board's consideration (Attachment #1).

Analysis:

The County typically pursues construction through a design, bid, build process. Through a design, bid, build process, each space would be preliminarily programmed, have construction plans developed, and be bid for construction. If the bid construction cost exceeds the projected budget for the space, the County is faced with the decision to either increase the budget or decrease the scope of the design work and re-bid the project. Given the number of spaces and offices involved, this would be a time-consuming approach, and lack the coordination necessary for the relocations to occur smoothly, within required time frames, and within a controlled budget. Additionally, in terms of time and money, implementing budget controls in earlier design phases is preferable to modifying a design and re-bidding a project after bids are received that exceed the budget.

Staff recommends the County use a Construction Manager At-Risk to assist in renovations to the BOA. Such an approach will better control the project budget, reduce the project delivery time (which will save money in terms of inflationary construction costs), and provide for better control and project management. The Construction Manager At Risk would serve as a general contractor and construction manager. They would be required to establish a Guaranteed Maximum Price (GMP) for all facets of the BOA renovations that they would be requested to manage, and deliver those projects within the GMP budget. The GMP would be incorporated into the contract executed between the County and the Construction Manager At Risk, thereby ensuring costs are contained within a budget that is defined early in the process.

Through a team approach with the architect (Barnett Fronczak), the proposed tenants and the Construction Manager at Risk, space programming and construction documents are developed within the GMP budget. At the time that construction documents are approved for specific office areas, the Construction Manager at Risk would align subcontractors to complete the construction work. This allows the Construction Manager At Risk the flexibility to realign their subcontractors to different work areas as the need arises, which would likely result in decreased construction costs and improved delivery time over numerous individual design, bid, build projects that are not coordinated to flow in a sequenced manner.

Responsibilities of the Construction Manager At- Risk would include:

- Establishing preliminary budgets;
- Providing constructability reviews of pre-construction documents;
- Project scheduling;
- Budget management;
- Final budget preparations;
- Value engineering (if necessary);
- Bid advertising and subcontractor solicitation;
- M/WBE solicitation, coordination and involvement;
- Pre-qualification of subcontractors and material vendors;
- Development and distribution of bid packages to sub-contractors;
- Coordination and management of required bid processes;
- Evaluating and revising the project scope to meet bid demands;
- Recommending subcontractor and material vendor award;
- Calculation of guaranteed maximum price (GMP);
- Verifying accuracy of subcontractor's progress payments;
- Ongoing monitoring and adjustment of the project schedules;
- Enforcing the construction contract and construction documents; and
- Insuring that the guaranteed maximum price (GMP) of a project is met (the GMP is the sum of direct job costs (subcontractor and material vendor pricing), plus the value of the indirect job costs (pre-construction costs, construction manager's staff, construction trailer, temporary utilities, insurance, etc.), plus the construction manager's fee).

The Construction Manager At-Risk may add 5-7% to the project cost for their services. However, in terms of total overall project cost as compared to the design, bid, build process, staff anticipates the Construction Manager At-Risk will reduce costs, through enhanced project management, budget control, and improved delivery time. Construction management services were included in the Phase One BOA renovation budget. If the RFP does not result in a GMP within the range that is anticipated, another construction process could be pursued at that time, such as the traditional design, bid, build process. Additional information regarding Construction Manager At-Risk is provided in Attachment #2.

Options:

1. Approve the issuance of a Request for Proposals for a licensed general contractor to lead the "Construction

Manager At-Risk" services needed for renovations to the Bank of America property (Tower and Annex buildings).

2. Do not approve the issuance of a Request for Proposals for a licensed general contractor to lead the "Construction Manager At-Risk" services needed for renovations to the Bank of America property (Tower and Annex buildings).
3. Board direction.

Recommendation:

Option #1

Attachments:

1. Proposed RFP Document
2. Articles on Construction Manager-at Risk

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There was lengthy Board discussion and questions regarding why this issue was on agenda; why performance bonds were pulled; completion of the project; whether Phoenix complied with the contract; engineering inspections.

Emergency Management Director, Richard Smith, stated that 5% of funds will be withheld until punch list items are completed.

Speaker: Bob Reynolds – distributed a packet stating his concerns about the project to Board.

Speaker: David Barrett – stated that project is 100% complete, except punch list, and has met all specifications.

The motion carried 7-0.

- Item 33 Consideration of Mid-Year Funding Request from PACE Center for Girls in the Amount of \$4,000
(OMB – Alan Rosenzweig)

Commissioner Grippa moved, seconded by Commissioner DePuy, to approve Option #1: Approve funding for the PACE Center for Girls in the amount of \$4,000 from the General Fund Contingency Account and associated budget amendment.

The motion carried 6-0, with Commissioner Thael out of Chambers.

- Item 34 Consideration of Adoption of Amended Board Policy 03-09, "Meeting Dates for Board of County Commissioners"
(County Administration – Andrea Simpson)

Commissioner Winchester moved, seconded by Commissioner Sauls, to approve Option #1: Adopt amended Policy 03-09, "Meeting Dates for Board of County Commissioners" to schedule workshops on regular meeting days from 9:00 a.m. to 12:00 p.m., regular meetings at 2:00 p.m., dinner break from 5:00 to 6:00 p.m., and public hearings at 6:00 p.m.

Speakers: Brian Lupiani, Ed Deaton, Tomoka Brady, Becky Subramanyam, Carol Kio-Green – opposed to changing meeting time

Commissioner Rackleff moved a substitute motion, seconded by Commissioner Winchester, to start workshops at 12:00 or 1:00 p.m., start meetings at 4:00 p.m., break for dinner from 5:00 – 6:00 p.m., and reconvene at 6:00 for Public Hearings and to finish General Business items, if necessary.

Commissioners discussed various options regarding starting times for workshops and meetings.

The substitute motion was amended to read: Board to hold workshops from 12:00 p.m. to 3:00 p.m., start meetings at 3:00 p.m., break for dinner from 5:00 – 6:00 p.m., and reconvene at 6:00 for Public Hearings and to finish General Business items, if necessary.

The substitute motion carried 6-1, with Commissioner Thael opposed.

Staff: County Administration – Andrea Simpson

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- Item 35 Approval to Issue a Request for Proposals (RFP) for a Licensed General Contractor to Provide "Construction Manager At-Risk" Services for the Renovations to the Bank of America Property
(Tower and Annex Buildings)

(Management Services/Facilities Management – Kim Dressel/Tom Brantley)

Commissioner DePuy moved, seconded by Commissioner Grippa, to approve Option #1: Approve the issuance of a Request for Proposals for a licensed general contractor to lead the "Construction Manager At-Risk" services needed for renovations to the Bank of America property (Tower and Annex buildings).

The motion carried 7-0.

- Item 36 Approval of Agreement with Baycrest Construction Company in the Amount of \$463,436 for Modifications to the Leon County LeRoy Collins Public Library in Accordance with Americans with Disabilities Act (ADA) Requirements
(Management Services/Facilities Management – Kim Dressel/Tom Brantley)

Speaker: Brian Lupiani – supported constructing an elevator at the Main Library

Commissioner Grippa moved, seconded by Commissioner Rackleff, to approve Options #1 and #2:

- 1. Approve the Agreement with Baycrest Construction Company in the amount of \$463,436 for modifications to the Leon County Leroy Collins Public Library, according to the Americans with Disabilities Act (ADA) requirements, and specifically consisting of the project base bid and Alternate #1 (new elevator).**
- 2. Authorize the Chairman to execute the Agreement.**

The motion carried 7-0.

- Item 37 Approval of Agreement with Sandco, Inc. for Construction of Orange Avenue Phase 2 (South Monroe – Blair Stone Road) and Authorization of the Corresponding Resolution and Budget Amendment Request
(Public Works/Engineering – Tony Park/Joe Brown)

Commissioner Winchester moved, seconded by Commissioner Grippa, to approve Options #1 and #2:

- 1. Approve the Agreement with Sandco, Inc. for the Construction of Orange Avenue - Phase 2, from South Monroe Street to Blair Stone Road in the amount of \$27,383,246.63 and authorize the Chairman to execute.**
- 2. Approve the resolution and associated budget amendment request.**

The motion carried 7-0.

- Item 38 Appointments to the Landfill Citizens' Liaison Committee
(Public Works/Solid Waste – Tony Park/Norm Thomas)

Commissioner Sauls moved, seconded by Commissioner Winchester, to approve Option #1: Appoint seven (7) members to the Landfill Citizens' Liaison Committee. Members are:

- Glenn Abbott – representing adjacent neighborhood
- Jessica Kleinfelter – representing adjacent neighborhood
- Gil Hoover – representing adjacent neighborhood
- Kim Williams, Marpan – representing commercial/retail
- Ralph Mills, Waste Management, Inc. – representing hauling contractor
- Jeff Chanton, FSU Dept. of Oceanography – representing FSU/FAMU School of Engineering, conducting research and development

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